

Project Based Vouchers: Frequently Asked Questions

Does the Metro HRA offer and award Project Based Vouchers (PBVs) annually?

Not necessarily. The decision to issue or not to issue an RFP for PBVs is made annually. There is no guarantee PBVs will be offered each year.

What factors impact Metro HRA's decision to offer and award PBVs each year?

- Overall voucher utilization
- Current voucher turnover rates
- Funding and budget
- Balancing PBV and waiting list admissions
- Other work plan initiatives

How does Metro HRA offer and award PBVs?

Advertise the availability of PBVs through a Request for Proposals (RFP) process, following the regulations contained in 24 CFR 983.51 (b) and (c) regarding solicitation and selection of proposals.

- Metro HRA will issue an RFP prior to Minnesota Housing's RFP process.
- Metro HRA will take no action on PBV requests until Minnesota Housing has made its funding awards.
- If Minnesota Housing does not approve the other financing requested to make the project financially feasible, the Metro HRA will not consider the request for PBVs and a developer will need to reapply at a later date when PBVs are again offered.
- If a project owner or developer submits an application for PBVs as existing housing and they do not need any additional financing, the Metro HRA will consider that request also after Minnesota Housing has made its funding awards, along with other PBV requests.

What type of housing is eligible for PBVs?

PBV assistance may be attached to new construction or rehabilitated units or awarded as existing housing. To qualify as new construction, the proposal selection and execution of an agreement to enter into a housing assistance payments contract must occur prior to the construction start. A housing unit is considered existing if, at the time of notice of the Metro HRA selection, the units substantially comply with [Housing Quality Standards](#) (HQS).

What if an owner chooses not to renew their PBV contract or a property is sold?

If an owner chooses not to renew the PBV Contract, the associated PBVs would be converted back to tenant-based vouchers in the broader program.

If a property experiences a change in ownership, the Metro HRA has the ability to transfer the PBV contract to the new owner.

What is the process to add more PBV units to an existing PBV Contract?

Developers should apply through the Metro HRA’s standard PBV RFP process. If awarded additional PBVs, they would be added to the existing contract.

What is the Metro HRA’s PBV Policy and scoring criteria?

The Metro HRA will operate a PBV program using up to 20% of vouchers.

The Metro HRA adopted policy prioritizing PBV projects located in its own operating area prior to considering projects outside of its jurisdiction. The Metro HRA’s operating area includes Anoka and Carver Counties and suburban Hennepin and Ramsey Counties, excluding the cities of Minneapolis, St. Paul, Bloomington, Plymouth, Richfield and St. Louis Park.

| Criteria | Possible Points |
|---|-----------------|
| Project Readiness including system and regulatory conformance, financial readiness and status of funding commitments and applicant’s capacity to manage the project. | 15 |
| Extent to which the project provides or preserves housing types that contribute to a full range of affordable housing choices, the addition of or preservation of affordable units in an Area of Concentrated Poverty or improved affordable housing choice in an Area of Affluence. | 20 |
| The extent to which the project integrates housing and tenant services for specialized populations such as people experiencing homelessness, people living with disabilities, veterans or other specialized population. | 25 |
| The extent to which the project supports mixed income through providing a variety of units at different income levels. | 5 |
| The extent to which the project supports housing for larger families needing 3 or more bedrooms. | 10 |
| Extent to which the proposed project maximizes connections between housing, centers of employment, education, retail and recreation uses through location or design. | 15 |
| The extent of local support for the proposed housing including project teams that involve partnerships among government, private for-profit, and nonprofit sectors and the local community. | 10 |
| Total Points | 100 |

What is the Metro HRA's timeline for 2023 PBV offer and award?

